

**CITY OF MILPITAS PLANNING COMMISSION
MEETING AGENDA
JUNE 24, 2015
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** June 10, 2015

- V. ANNOUNCEMENTS**

- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- VII. APPROVAL OF THE AGENDA:** June 24, 2015

- VIII. CONSENT CALENDAR**

NO ITEMS

- IX. PUBLIC HEARING**

- IX-1 PURE KARAOKE – 1297 E. Calaveras Boulevard – UP15-0004:** A request for a Conditional Use Permit to allow for the operation of a 3,310 square foot karaoke establishment with no alcohol and no cooking facilities within an existing commercial building. The project is exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Tracy Tam 408-586-3276
ttam@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 15-020 approving Conditional Use Permit No. UP15-0004 to operate a 3,310 square foot karaoke establishment with no alcohol and no cooking facilities within an existing commercial building located at 1297 East Calaveras Boulevard, subject to findings and Conditions of Approval.

- IX-2 SOBEK SWIMMING POOL – 1506 Augusta Court – SD15-0003:** A Site Development Permit request to construct a new in-ground swimming pool and spa for an existing single-family residence located on a 5-acre lot with a zoning designation of Single-Family Residence with Hillside Combining District (R1-H). This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines. Project Planner: Darryl Boyd 408-586-3287, dboyd@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 15-022 approving Site Development Permit No. SD15-0003 to allow the construction of a swimming pool and spa on a hillside residential lot subject to the conditions of approval.

- IX-3 AL HILAAL MOSQUE AND COMMUNITY CENTER – 372-374 Turquoise Street – ZA15-0003, UP15-0008:** The applicant is requesting a Zoning Text Amendment to conditionally permit religious assembly uses in the Industrial Zones, and is concurrently requesting a use permit for a 13,125 sq. ft. religious assembly use at 372-374 Turquoise Street. Staff is recommending denial of the project, therefore there is no California Environmental Quality Act (CEQA) at this time. Project Planner: Adam Petersen 408-586-3274, kpetersen@ci.milpitas.ca.gov

Recommendation: Staff recommends that the Planning Commission conduct the public hearing and adopt Resolution No. 15-021 recommending the City Council deny Zoning Amendment No. ZA15-0003 and Use Permit UP15-0008 to amend the Zoning Code to add new provisions conditionally permitting “places of assembly” uses in the Industrial Park (MP), Light Industrial (M1) and Heavy Industrial Zone (M2) and a Use Permit for a mosque in the Heavy Industrial Zone (M2) at 372-374 Turquoise Street.

- IX-4 SPECIAL EVENTS ORDINANCE – ZA15-0004:** A request for a Zoning Text Amendment to adopt new provisions in the Zoning Ordinance to establish review requirements and general regulations for special events and activities.

ITEM CONTINUED TO JULY 8, 2015

X. NEW BUSINESS

NO ITEMS

Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

XI. ADJOURNMENT – The next Planning Commission meeting is scheduled for July 8, 2015.

KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE

Government’s duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people’s business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people’s review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney’s office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, CA 95035

E-mail: mogaz@ci.milpitas.ca.gov Phone (408) 586-3040

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.
